

047.0

0004

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

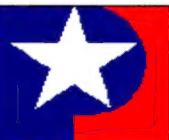
Total Card / Total Parcel

1,010,500 / 1,010,500

APPRAISED: 1,010,500 / 1,010,500

USE VALUE: 1,010,500 / 1,010,500

ASSESSED: 1,010,500 / 1,010,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
116		MEDFORD ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DUFFY JOAN P	
Owner 2:		
Owner 3:		

Street 1: 116 MEDFORD ST
Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HENNESSEY JOHN P/ESTATE -

Owner 2: HENNESSEY EILEEN V -

Street 1: 116 MEDFORD ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Asbestos Exterior and 3339 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Brdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7791	Sq. Ft.	Site			0	80.	0.76	1			Med. Tr	-10					470,684						470,700	

IN PROCESS APPRAISAL SUMMARY										Legal Description						User Acct			
104	7791.000	534,700	5,100	470,700	1,010,500														
Total Card	0.179	534,700	5,100	470,700	1,010,500							Entered Lot Size							
Total Parcel	0.179	534,700	5,100	470,700	1,010,500							Total Land:							
Source:	Market Adj Cost	Total Value per SQ unit /Card:						302.64	/Parcel: 302.64						Land Unit Type:				

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	534,700	5100	7,791.	470,700	1,010,500		Year end	12/23/2021
2021	104	FV	509,500	5100	7,791.	470,700	985,300		Year End Roll	12/10/2020
2020	104	FV	509,800	5100	7,791.	470,700	985,600	985,600	Year End Roll	12/18/2019
2019	104	FV	388,900	5100	7,791.	500,100	894,100	894,100	Year End Roll	1/3/2019
2018	104	FV	388,900	5100	7,791.	364,800	758,800	758,800	Year End Roll	12/20/2017
2017	104	FV	363,800	5100	7,791.	317,700	686,600	686,600	Year End Roll	1/3/2017
2016	104	FV	363,800	5100	7,791.	270,600	639,500	639,500	Year End	1/4/2016
2015	104	FV	322,600	5100	7,791.	264,800	592,500	592,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENNESSEY JOHN		63403-163		3/25/2014	Estate/Div		No	No		John P Hennessey Sr dod 8/26/1993
		10505-264		4/15/1964			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/1997	568		2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
2/9/2021	Mail Update	MM	Mary M
12/4/2018	MEAS&NOTICE	HS	Hanne S
5/5/2009	Measured	189	PATRIOT
3/14/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / /

